

Available SF 22,170 SF

Industrial For Lease & For Sale

Building Size 22,170 SF



Address: 8633 Sorensen Ave, Santa Fe Springs, CA 90670

Cross Streets: Sorensen Ave/Burke St

Free Standing Industrial / Light Manufacturing Building
 ±13,000 SF Secured Yard Area
 800 AMP Power Service Distributed with Buss Ducting
 Great Loading Access Via Alleyway
 Quick Access to 605 Freeway

Lease Rate/Mo:	\$18,845	Sprinklered:	Yes	Office SF / #:	3,300 SF / 6
Lease Rate/SF:	\$0.85	Clear Height:	15'-18'	Restrooms:	4
Lease Type:	Gross	GL Doors/Dim:	2	Office HVAC:	Heat & AC
Available SF:	22,170 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	150 SF
Minimum SF:	22,170 SF	A: 800 V: 0: W:		Include In Available:	No
Prop Lot Size:	0.88 Ac / 38,333 SF	Construction Type:	Brick	Unfinished Mezz:	0 SF
Term:	Submit	Const Status/Year Blt:	Existing / 1963	Include In Available:	No
Sale Price:	\$5,100,000.00	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	\$230.04	Parking Spaces:	/ Ratio:	Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced / Paved	Specific Use:	Warehouse/Office	Market/Submarket:	MidCounties
Zoning:	M-2			APN#:	8168-023-035
Listing Company:	Daum Commercial				
Agents:	Nate Ortega 562-207-3307 , Casey Mungo 562-207-3301				
Listing #:	23552605	Listing Date:	08/05/2019	FTCF:	CB250Y150S250/A0AA
Notes:	Lessee to verify all data contained herein. Maintenance fee for lease. Bonus office area.				

